

5/5/2011 5:31pm PH

RESOLUTION NUMBER R2011- 68

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, DESIGNATING THE BARRANCAS, BROWNSVILLE, ENGLEWOOD, PALAFOX, AND WARRINGTON REDEVELOPMENT AREAS AS BROWNFIELD AREAS WITHIN ESCAMBIA COUNTY FOR THE PURPOSE OF ECONOMIC DEVELOPMENT AND ENVIRONMENTAL REHABILITATION; AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY DIVISION MANAGER TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to §§ 376.77-85, Florida Statutes, the State of Florida has provided for the designation, by resolution, of certain contiguous areas consisting of one or more Brownfield sites as "Brownfield Areas," and for the corresponding provision of economic development and environmental remediation for such areas; and

WHEREAS, Escambia County wishes to notify the Florida Department of Environmental Protection of its decision to designate Brownfield Areas for rehabilitation for purposes of §§ 376.77-85, Florida Statutes; and

WHEREAS, Escambia County has considered the criteria set forth in §§376.80(2)(a)1.4., Florida Statutes, namely whether the proposed Brownfield Areas warrant economic development and have reasonable potential for such activities, whether the areas represent a reasonably focused approach and is not overly large in geographic coverage, whether the areas have potential to interest the private sector in participating in rehabilitation, and whether the areas contain sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes; and

WHEREAS, the notice and public hearing requirements set forth in §§125.66(4)(b), Florida Statutes, have been followed. Notices were published in the Pensacola News Journal and two public hearings were held; and

WHEREAS, the Board of County Commissioners finds it in the best interest of the citizens of Escambia County that the Barrancas, Brownsville, Englewood, Palafox and Warrington Community Redevelopment Areas be designated as Brownfield Areas.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA AS FOLLOWS:

Section 1. That the Board of County Commissioners finds the above stated recitals to be true and correct and incorporates them herein by reference.

Verified By: d. MacArthur

Date: 5/9/11

Section 2. That the Areas depicted in Exhibits A-1 through A-3, attached hereto and incorporated by reference shall be designated as the Barrancas, Brownsville, Englewood, Palafox and Warrington Brownfield Areas for rehabilitation in accordance with the intent of §§ 376.77-85, Florida Statutes.

Section 3. That Escambia County shall be the entity responsible for the administration of the Brownfields Program pursuant to Section 376.80, Florida Statutes. However, such designation shall not render Escambia County liable for costs of site rehabilitation or source removal, as those terms are defined in §§376.79(14) and (15), Florida Statutes, or for any other costs, above and beyond those costs attributable to the County's role as administrator of the Brownfields Site Rehabilitation Program and as a property owner within the designated Brownfield Areas.

Section 4. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

APPROVED AND ADOPTED this 5th day of May, 2011.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

K. W. White

Kevin W. White, Chairman
Date Executed

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

5/5/2011



This document approved as to form
and legal sufficiency.

By: [Signature]
Title: HCIF
Date: 3/2/11



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

AI-659

Public Hearings Item #: 10.

BCC Regular Meeting

Meeting Date: 05/05/2011

Issue: 5:31p.m. Second of Two Public Hearings Designating the Five Community Redevelopment Areas as Brownfield Areas

From: Keith Wilkins, REP, Department Director

Organization: Community & Environment

CAO Approval: *Charles R. Oliver*

Information

RECOMMENDATION:

5:31 p.m. Public Hearing for Consideration of Adopting a Resolution Designating the Barrancas, Brownsville, Englewood, Palafox, and Warrington Redevelopment Areas as Brownfield Areas.

Recommendation: That the Board take the following action concerning designating the Barrancas, Brownsville, Englewood, Palafox and Warrington Redevelopment Areas as Brownfield Areas:

A. Adopt a Resolution of the Board of County Commissioners of Escambia County, Florida, designating the Barrancas, Brownsville, Englewood, Palafox, and Warrington Redevelopment Areas as Brownfield Areas within Escambia County, for the purpose of economic development and environmental rehabilitation; authorizing the Community Redevelopment Agency Division Manager to notify the Department of Environmental Protection of said designation; and providing for an effective date; and

B. Authorize the Chairman to execute the Resolution.

BACKGROUND:

As part of the County's overall economic redevelopment strategy, the County has designated five Community Redevelopment Areas (CRA) for specific redevelopment efforts. The respective five CRA Redevelopment Plans call for the County to continue to publicize and promote the use of a number of commercial incentive programs available to the public within the five CRAs including Commercial Façade and Sign Grant Programs, Federally Historically Underutilized Business Zone Programs, Enterprise Zone Program, and the County Brownfields Program. Designating the CRAs as Brownfields will allow the areas to qualify for state and federal Brownfield redevelopment incentive programs and expedite programmatic support. The project will be consistent with the Redevelopment Areas Plans to reduce slum and blight, enhance the quality of life by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements.

BUDGETARY IMPACT:

Florida Statute requires two advertised public hearings to allow for public comment. All advertisements to be funded through CRA Admin, Fund 151, Cost Center 220523, Object Code 54901.

LEGAL CONSIDERATIONS/SIGN-OFF:

Escambia County Legal Office has reviewed and approved the Resolution as to form and legal sufficiency.

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

Florida Statute requires two advertised public hearings to allow for public comment.

IMPLEMENTATION/COORDINATION:

N/A

Attachments

Resolution Legal Descriptions Map

RESOLUTION NUMBER R2011-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, DESIGNATING THE BARRANCAS, BROWNSVILLE, ENGLEWOOD, PALAFOX, AND WARRINGTON REDEVELOPMENT AREAS AS BROWNFIELD AREAS WITHIN ESCAMBIA COUNTY FOR THE PURPOSE OF ECONOMIC DEVELOPMENT AND ENVIRONMENTAL REHABILITATION; AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY DIVISION MANAGER TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to §§ 376.77-85, Florida Statutes, the State of Florida has provided for the designation, by resolution, of certain contiguous areas consisting of one or more Brownfield sites as "Brownfield Areas," and for the corresponding provision of economic development and environmental remediation for such areas; and

WHEREAS, Escambia County wishes to notify the Florida Department of Environmental Protection of its decision to designate Brownfield Areas for rehabilitation for purposes of §§ 376.77-85, Florida Statutes; and

WHEREAS, Escambia County has considered the criteria set forth in §§376.80(2)(a)1.4., Florida Statutes, namely whether the proposed Brownfield Areas warrant economic development and have reasonable potential for such activities, whether the areas represent a reasonably focused approach and is not overly large in geographic coverage, whether the areas have potential to interest the private sector in participating in rehabilitation, and whether the areas contain sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes; and

WHEREAS, the notice and public hearing requirements set forth in §§125.66(4)(b), Florida Statutes, have been followed. Notices were published in the Pensacola News Journal and two public hearings were held; and

WHEREAS, the Board of County Commissioners finds it in the best interest of the citizens of Escambia County that the Barrancas, Brownsville, Englewood, Palafox and Warrington Community Redevelopment Areas be designated as Brownfield Areas.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA AS FOLLOWS:

Section 1. That the Board of County Commissioners finds the above stated recitals to be true and correct and incorporates them herein by reference.

Section 2. That the Areas depicted in Exhibits A-1 through A-3, attached hereto and incorporated by reference shall be designated as the Barrancas, Brownsville, Englewood, Palafox and Warrington Brownfield Areas for rehabilitation in accordance with the intent of §§ 376.77-85, Florida Statutes.

Section 3. That Escambia County shall be the entity responsible for the administration of the Brownfields Program pursuant to Section 376.80, Florida Statutes. However, such designation shall not render Escambia County liable for costs of site rehabilitation or source removal, as those terms are defined in §§376.79(14) and (15), Florida Statutes, or for any other costs, above and beyond those costs attributable to the County's role as administrator of the Brownfields Site Rehabilitation Program and as a property owner within the designated Brownfield Areas.

Section 4. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

APPROVED AND ADOPTED this _____ day of _____, 2011.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Kevin W. White, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)

This document approved as to form
and legal sufficiency.

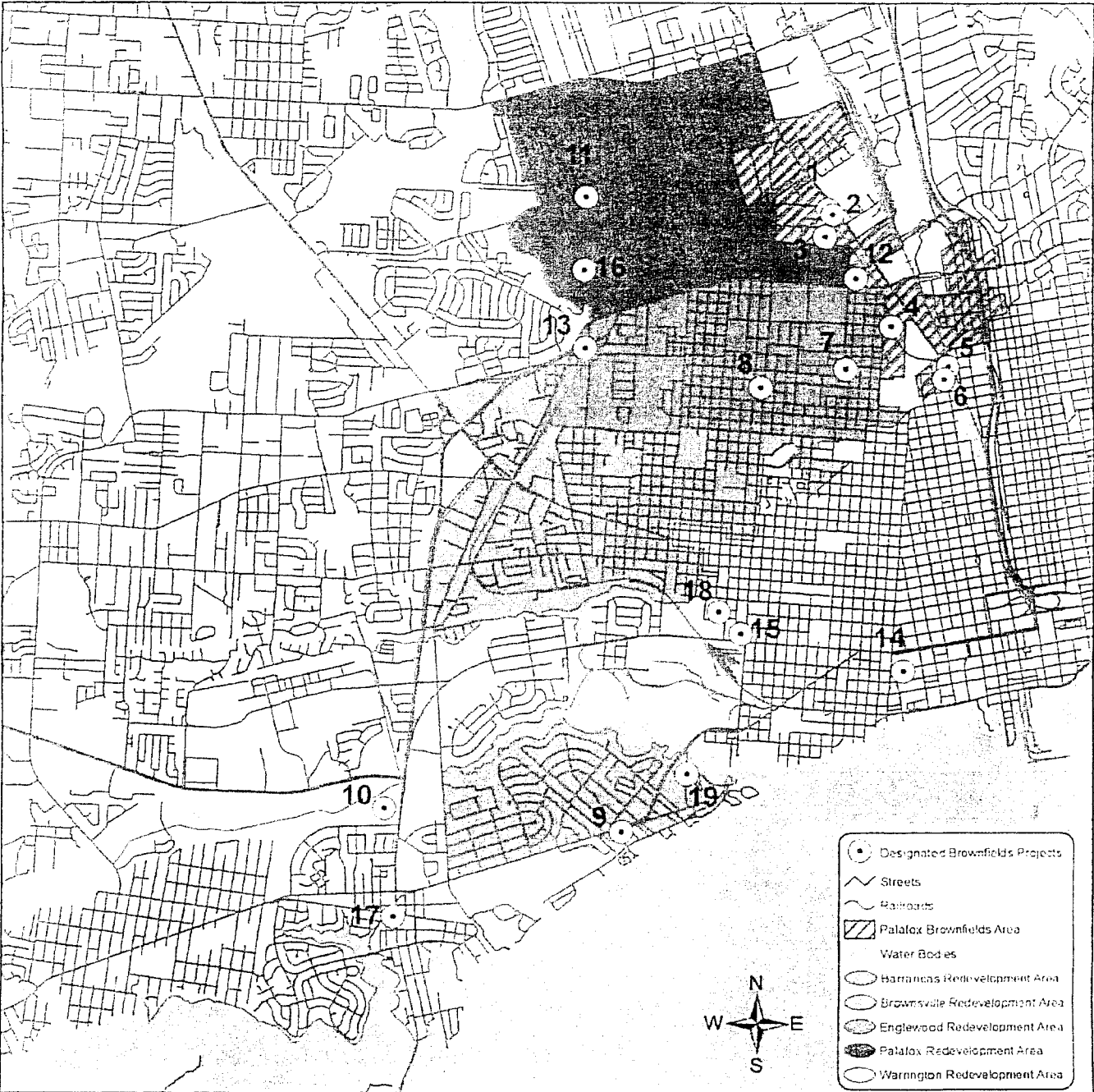
By: _____

Title: _____

Date: 3/2/11



COMMUNITY REDEVELOPMENT AREAS
EXHIBIT A-1



- | | | |
|-------------------------------|----------------------------|----------------------------|
| (1) 3877 NORTH PALAFOX ST | (7) 1123 WEST SCOTT ST | (13) 3517 OLD FAIRFIELD DR |
| (2) 3873 NORTH PALAFOX ST | (8) 2203 NORTH PACE BLVD | (14) 603 WEST ROMANA ST |
| (3) 206 WEST HERMAN ST | (9) 3415 BARRANCAS AVE | (15) 2200 WEST NAVY BLVD |
| (4) 1170 WEST LEONARD ST | (10) 507 NORTH NAVY BLVD | (16) 2800 HOLLYWOOD AVE |
| (5) 2500 NORTH PALAFOX ST | (11) 939 MASSACHUSETTS AVE | (17) 201 SOUTH NAVY BLVD |
| (6) 2400 BLK NORTH PALAFOX ST | (12) FAIRFIELD / TEXAR | (18) MAGGIES DITCH |
| | | (19) MAHOGANY MILL RD |

0 0.5 1 2 3 4 Miles
Source: Escambia County Community Redevelopment Agency. This map is provided for information purposes only
and is not to be used for the development of construction plans or any type of engineering services based on
the information depicted herein. It is maintained for the function of this office only.
These data are not guaranteed accurate. Created 9/23/2009



Exhibit A-3

6. LEGAL DESCRIPTION

The Barrancas Redevelopment Area is that real property in Escambia County within the following described boundary and as illustrated in the map on Page iii:

Beginning At The Southeast Corner Of Lot 5, Subdivision Portion Of Brent Island, Recorded In Plat Book 4 At Page 78 Of The Public Records Of Said County, Lying In Section 59, Township 2 South Range 30 West Of Escambia County, Florida; Thence Proceed Southwest Along The South Line Of Said Subdivision To The East Right-Of-Way Line Of An Abandoned Railroad Right-Of-Way; Thence Proceed Southwest Along Said Abandoned Railroad Right-Of-Way To The North Right-Of-Way Of Bayshore Drive (Private Road) As Recorded In Official Record Book 1833, At Page 31; Thence Proceed Southwesterly Along Said Northerly Right-Of-Way To The East Line Of Tradewinds Subdivision, As Recorded In Plat Book 10, At Page 6, Lying In Section 59, Township 2 South, Range 30 West Of Said Escambia County; Thence Proceed Northerly Along Said East Line And Its Northerly Extension To The Northerly Right-Of-Way Line Of Bayshore Drive; Thence Proceed Westerly Along Said Northerly Right-Of-Way To The Easterly Right-Of-Way Line Of Broadmoor Lane; Thence Proceed Northerly Along Said Easterly Right-Of-Way To Its Intersection With The Easterly Extension Of The South Line Of The Parcel Recorded In O.R.Book 3890, At Page 293 Of The Public Records Of Said County; Thence Proceed Southwesterly Along Said Property Line Extension And Along Said Parcel To The Southwest Corner Of Said Parcel On The Easterly Right-Of-Way Line Of Lemhurst Road; Thence Proceed Northwesterly Along Said Easterly Right-Of-Way To The South Line Of The Parcel Recorded In O.R.Book 4584, At Page 867 Of The Public Records Of Said County; Thence Proceed Northeasterly Along Said South Line To The East Line Of Said Parcel; Thence Proceed Northwesterly Along Said East Line To The Northeast Corner Of Said Parcel; Thence Continue Along The East Line Of The Parcel Recorded In O.R.Book 4574, At Page 78 Of The Public Records Of Said County To The North Line Of Said Parcel; Thence Proceed Southwesterly Along Said North Line To The East Right-Of-Way Of Lemhurst Road; Thence Proceed Northwesterly Along Said East Right-Of-Way To The Intersection Of The South Right-Of-Way Line Of Barrancas Avenue; Thence Proceed Southwesterly Along Said South Right-Of-Way To The Northeast Corner Of The Parcel Recorded In O.R.Book 4531, At Page 170 Of The Public Records Of Said County; Thence Proceed Southeasterly To The Southeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Southwest Corner Of Said Parcel; Thence Proceed Northwesterly Along The West Line Of Said Parcel To The Southeast Corner Of The Parcel Recorded In O.R.Book 3629, At Page 920 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The East Right-Of-Way Line Of Palao Place; Thence Proceed Southeasterly To The West Right-Of-Way Line Of Palao Place Also Being The Southeast Corner Of The Parcel Recorded In O.R.Book 2382, At Page 650 (Parcel 1&3) Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Southwest Corner Of Said Parcel; Thence Proceed Northwesterly Along The West Line Of Said Parcel To The Southeast Corner Of The Parcel Recorded In O.R.Book 2383, At Page 650 (Parcel 2) Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel And Its Westerly Extension To The West Right-Of-Way Line Of Jan Street, Also Being The East Line Of The Parcel Recorded In O.R.Book 1982 At Page 277 Of The Public Records Of Said County; Thence Proceed Southeasterly Along The East Line Of Said Parcel To The Southeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The South Line Of Said Parcel And Its Westerly Extension To The West Right-Of-Way Line Of Sullivan Road; Thence Proceed Northwesterly Along Said Westerly Right-Of-Way Line To The Northeast Corner Of The Parcel Recorded In O.R.Book 4244, At Page 355 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The Northwest Corner Of Said Parcel; Thence Proceed Southeasterly Along The West Line Of Said Parcel And Also The West Line Of The Parcel Recorded In O.R.Book 1002, At Page 888 Of The Public

Exhibit A-3

IX LEGAL DESCRIPTION

The Brownsville Redevelopment Area is that real property in Escambia County with the following described boundary:

Begin at the junction of New Warrington Road and Jackson Street; continue easterly along Jackson Street to the Pensacola City limits (midway between "S" and "T" Streets); thence northerly following the Pensacola City limits to a point midway between Gadsden and Cervantes Streets; thence westerly following the Pensacola City limits to a point midway between "V" and "W" Streets; thence northerly following the Pensacola City Limits to a point midway between Strong and Desoto Streets; thence easterly following the Pensacola City limits to a point midway between "Q" and "R" Streets; thence southerly following the Pensacola City limits to a point midway between Strong and Cervantes Streets; thence easterly following the Pensacola City limits the easterly right-of-way line of the North Pace Boulevard, thence northerly along said easterly right-of-way line to an intersection with the southerly right-of-way line of West Strong Street, thence easterly along said southerly right-of-way line to a point midway between North Pace Boulevard and North "N" Street; thence northerly following the Pensacola City limits to Desoto Street; thence westerly to Pace Street; thence northerly to Gonzalez Street; thence easterly to a point midway between "N" and Pace Streets; thence northerly following the Pensacola City limits to a point 50 feet south of Brainerd Street; thence northwesterly following the Pensacola City limits to Brainerd Street; thence northeasterly following the Pensacola City limits to a point 40 feet north of Brainerd Street and midway between "N" and Pace Streets; thence northerly following the Pensacola City limits to Moreno Street; thence easterly along Moreno Street to Osceola Boulevard; thence in a clockwise direction follow Osceola Boulevard and the Pensacola City limits to the intersection of Osceola Boulevard and "L" Street; thence southerly following "L" Street and the Pensacola City Limits to Blount Street; thence easterly along Blount Street to a point midway between "J" and "K" Streets; thence southerly to a point midway between Blount and Godfrey Streets; thence easterly following the Pensacola City limits to "J" Street; thence southerly following the Pensacola City limits to a point 235 feet north of Brainerd Street; thence northeasterly following the Pensacola City limits to Moreno Street; thence westerly along Moreno Street to "J" Street; thence northerly to Mallory Street; thence easterly for 142.25 feet to the Pensacola City limits; thence northerly continuing along the Pensacola City limits to the south line of Section 17, Township 2 South, Range 30 West, thence easterly along said south line of Section 17 following the Pensacola City Limits to the point where said City Limit line turns northerly, thence northerly along said City Limit line to a point on the northerly right-of-way line of Avery Street, thence westerly along the northerly right-of-way line Avery Street to the westerly right-of-way line of "W" Street, thence south along said westerly right-of-way of "W" Street to an intersection with the northerly right-of-way line of Avery Street; thence westerly

Exhibit A-3

ABI GROUP (FLORIDA) ENGLEWOOD COMMUNITY REDEVELOPMENT PLAN

ENGLEWOOD AREA: GENERAL DESCRIPTION

The Englewood Area is that real property in Escambia County within the following described boundary and as illustrated on Page ii:

Beginning at the junction of Border Street and a western projection of Avery Street; thence continue northeasterly along the eastern right-of-way line of Border Street to Fairfield Drive; continue in a general east, northeasterly direction along the southern right-of-way line of Fairfield Drive to the junction with Texar Drive; thence easterly along the southern right-of-way line of Texar Drive to "H" Street; thence southerly along the western right-of-way line of "H" Street to Anderson Street; thence easterly along the southern right-of-way line of Anderson Street to its intersection with a northern projection of "D" Street; thence southerly for 1,725 feet to the northern terminus of "D" Street; thence continue southerly along the eastern right-of-way line of "D" Street to the northwest corner of Lot 12, Block "C", North Hill Re-Subdivision as recorded in Plat Book 1, Page 62, of the Public Records of Escambia County; thence easterly along the northern line of said Lot 12, Block "C" and its extension to the eastern right-of-way line of "B" Street; thence southerly along the said line of "B" Street, 150 feet to the northern right-of-way line of Jordan Street; thence easterly along said line of Jordan Street to "A" Street; thence southwesterly following the Old City Limit Line according to the Thomas C. Watson Map dated 1903; to a line 150 feet north of and parallel to the northern right-of-way line of Lakeview Street; thence westerly along said parallel line to the eastern right-of-way line of "E" Street; thence southerly along said right-of-way line on "E" Street to Avery Street; thence continue westerly along the northern right-of-way line of Avery Street to its western terminus, then continue in the same direction along a projection of Avery Street for 870 feet to Border Street the point of beginning.

SEPTEMBER 2011

Exhibit A-3

Palafox Redevelopment Area Legal Description

The Palafox Redevelopment Area is that real property in Escambia County, Florida with the following described boundaries:

Beginning at the junction of the northerly right-of-way line of Mason Lane and easterly right-of-way line of Palafox Street (U.S. Hwy 29) continue easterly along the northern right-of-way line of Mason Lane and its extension to the western right-of-way line of the Louisville & Nashville Railroad; then southerly along said western right-of-way line 11.33 feet more or less to a point 12 feet southerly of the northerly line of Section 7, Township 2 South, Range 30 West, Escambia County, Florida; thence South S30 West 370 feet more or less to the westerly line of said Section 7; thence South 42o 09' east along the western line of said Section 7 120 feet more or less to the northeastern corner of Lot 26, Oak Park Subdivision, as recorded in Plat Book 3, Page 93, of the public records of Escambia County; thence westerly along the northern lines of Lots 28, 27, and 26 of said subdivision, 192.45 feet to the eastern right-of-way of Spruce Street; thence southerly along said eastern right-of-way line 33 feet more or less to a line 128 feet north of and parallel to the southern right-of-way line of Hickory Street; thence westerly along said parallel line 1010.1 feet more or less to the east line of the property Annexed by resolution of the City Council of the City of Pensacola, Florida, Resolution 35-96, dated August 22, 1996; thence along the boundary of said parcel the following 7 calls: northerly along said east line 235.2 feet more or less to the north line of said parcel; thence deflect 90 degrees left 89.15 feet; thence deflect 90 degrees left 106.0 feet; thence deflect 90 degrees right 80.0 feet; thence deflect 90 degrees left 34.0 feet; thence deflect 90 degrees right 68 feet; thence deflect 90 degrees left 96.0 feet more or less to a point on a line 126 feet north of and parallel to said southern right-of-way line of Hickory Street; thence westerly along said parallel line 213 feet more or less to the east right-of-way line of Palafox Street; thence southerly along the eastern right-of-way line of Palafox Street 2956.55 feet to the southwestern corner of Lot 7, Palmes Subdivision, recorded in Deed Book 10, page 490, of the public records of said county; thence easterly along the southern line of said Lot 7, and its easterly extension, to the eastern right-of-way line of Louisville & Nashville Railroad; thence southerly along said eastern right-of-way line to its intersection with the south right-of-way line of Fairfield Drive; thence southwesterly along the south right-of-way line of Fairfield Drive to the intersection of east right-of-way line of Palafox Street; thence southerly along the east right-of-way line of Palafox Street to the north right-of-way line of Texar Drive; thence easterly along the north right-of-way line of Texar Drive to the east right-of-way of the Louisville & Nashville Railroad; thence southerly along the east right-of-way of the Louisville & Nashville Railroad to the extension of the northern right-of-way line of Anderson Street; thence easterly along said extension and said northern right-of-way line of Anderson Street; thence easterly along said extension and said northern right-of-way line to its intersection with a line 117 feet west of and parallel to the west line of Miller Street; thence northerly along said parallel line to its intersection with the northern right-of-way line of 34th Street as shown on plat of North Pensacola Unit No. 4 as recorded in Plat Book 2, page 57, of the public records of said county; thence easterly along said northern right-of-way line, 468.35 feet to the western right-of-way line of Roosevelt Street; thence northerly along the western right-of-way line of Roosevelt Street 459.8 feet more or less to the northerly most line of Block 33, North Pensacola Unit No. 4; thence easterly along the northern line of said Block 33, 710 feet more or less to the northeast corner of Lot 39 of said Block 33; thence southeasterly along the eastern line of Lot 39 of Block 33 across the right-of-way of 36th Street and along the common lot line of Lots 20 and 23, Block 36 of said North Pensacola Unit No. 4 337 feet more or less to the easterly line of said North Palafox Unit No. 4; thence southerly along the eastern line of said North Pensacola Unit No. 4, a distance of 1272.20 feet to the southern line of the north one-half of the Maura Grant (Section 4, Township 2 South, Range 30 West); thence easterly along the southern line of the north one-half of said Maura Grant, to its intersection with the northerly projection of the common rear lot line of Block 27, North Pensacola Unit No. 3, as recorded in Plat Book 2, page 33, of the public records of said county; thence southerly along said extension, along the common rear lot line of said Block 27 and along its southerly extension to the southern right-of-way line of Texar Drive; thence northwesterly along the southern right-of-way line of Texar Drive to the east right-of-way line of Martin Luther King, Jr. Drive; thence southerly along the east right-of-way line of Martin Luther King, Jr. Drive to the north right-of-way line of Anderson Street; thence east along the north right-of-way line of Anderson Street 136 feet; thence 90 to the right, 290 feet; thence 90o left 382 feet to the northeast corner of Lot 8, Block 25, North Pensacola Unit No. 3 as recorded in Plat Book 2, Page 33 of the public record of said county; thence 90o to the right 458.34 feet to the south line of Maura Grant; said point also being the northeastern corner of Lot 10, Block 367, New City Tract; thence southerly along the eastern line of Lot 10 and Lot 3 of said Block

Exhibit A-3

367, to a point 85 feet north of the northern right-of-way line of Leonard Street; thence westerly parallel to Leonard Street, 492 feet to the eastern right-of-way line of Martin Luther King, Jr. Drive; thence southerly along said eastern right-of-way line, 165 feet to the southern right-of-way line of Leonard Street; thence westerly along said southern right-of-way line 185 feet; thence southerly along a line parallel to Martin Luther King, Jr. Drive, to the Old City Limit Line, said line forming the northern boundary of the City of Pensacola according to the Thomas dated 1903; said line shall hereinafter be called the "Old City Limits"; thence southwesterly along the Old City Limits to the southern right-of-way line of Cross Street; thence westerly along said southern right-of-way line, to the southern line of Section 4, Township 2 South, Range 30 West; thence southwesterly along the southern line of said Section to the western right-of-way line of the Louisville & Nashville Railroad; thence southerly along said western right-of-way line, to the "Old City Limits"; thence southwesterly along the "Old City Limits" to the western right-of-way line of Spring Street; thence northerly along said western right-of-way line to the southern right-of-way line of Bobe Street; thence westerly along the southern right-of-way line of Bobe Street to the eastern line of Section 18, Township 2 South, Range 30 West; thence northerly and easterly along the eastern line of said Section 18, to the southwestern corner of Lot 34, Triangle Subdivision; thence northerly along the western line of said Lot 34, to the northwest corner of said Lot 34; thence southeasterly along the north line of Lots 34 and 33, Triangle Subdivision and its easterly extension to the eastern line of said Section 18; thence northeasterly along said easterly line to the west right-of-way line of Palafox Street (State Highway N. 95); thence northerly along the west line of Palafox Street to the north line of Lot 20, a part of a subdivision of the twelve and one-half acres of Lot 4, recorded in Deed Book 35, Page 230 & 231 of the public records of said county; thence westerly along north line of Lot 20 to the northwest corner of Lot 20 of said subdivision; thence southerly along west lot line, 1310.86 feet, more or less; thence easterly 33 feet to the eastern right-of-way line of "B" Street; thence southerly along said eastern right-of-way line to the southern right-of-way line of a 66 feet right-of-way described as Yonge Street; thence westerly and southerly along the southern right-of-way line of Yonge Street to the eastern right-of-way line of "D" Street; thence continue northerly along the eastern right-of-way line of "D" Street to the southerly right-of-way line of Anderson Street; thence continue westerly along the southern right-of-way line of Anderson Street to the easterly right-of-way line of "H" Street; thence continue northerly along the eastern right-of-way line of "H" Street and its extension across Texar Drive to the northern right-of-way line of Fairfield Drive; thence westerly along the northern right-of-way of Fairfield Drive to the easterly right-of-way line of Pace Boulevard; thence northerly along the eastern right-of-way line of Pace Boulevard to the southerly right-of-way line of Loretta Street; thence continue westerly along the southern right-of-way line of Loretta Street to westerly right-of-way line of Kelly Avenue; thence northerly along the western right-of-way line of Kelly Avenue to the northerly right-of-way line of Massachusetts Avenue; thence easterly along said northerly right-of-way line of Massachusetts Avenue to the center line of Hansen Boulevard; thence northerly along said center line of Hansen Boulevard to the northerly right-of-way line of Lenox Parkway; thence continue easterly along the northern right-of-way line of Lenox Parkway to the intersection of Palafox Street (Highway 29) and the point of beginning at Mason Lane.

AND ALSO

Beginning at the centerline intersection of Beverly Parkway and the easterly right-of-way line of Palafox Street (US Highway 29) southerly along said easterly right-of-way of Palafox Street to Lenox Parkway; westerly along the northerly right-of-way of Lenox Parkway to Hansen Boulevard; southerly along the centerline of Hansen Boulevard to Massachusetts Avenue; westerly along the northerly right-of-way of Massachusetts Avenue to Kelly Avenue; southerly along the westerly right-of-way of Kelly Avenue to West Loretta Street; northeasterly along the southerly right-of-way of West Loretta Street to Pace Boulevard (S.R. 292); southerly along the easterly right-of-way of Pace Boulevard (S.R. 292) to West Fairfield Drive; westerly along the northerly right-of-way of West Fairfield Drive to Hollywood Avenue; north along the centerline of Hollywood Avenue 200 feet; northwesterly to the southmost extent of Bellshead Branch (lake); northwesterly along the centerline of Bellshead Branch to Massachusetts Avenue; northeasterly along the northerly right-of-way of Massachusetts Avenue to the southwest corner of Montclair Unit No. 1 (Plat Book 4, Page 63); northerly along the west boundary of Montclair Units No. 1 & 2 (Plat Book 4, Page 100) to the southwest corner of Lot 1, Block 17, Montclair Unit No. 4 (Plat Book 5, Page 88); continue northerly along the west boundary and the northerly extension of Lots 1 through 7 of said Block 17 to the centerline of Havre Way; westerly along the centerline of Havre Way to Marseille Drive; northerly along the centerline of Marseille Drive to Beverly Parkway (West Michigan Avenue); northeasterly along the centerline of Beverly Parkway to the easterly right-of-way line of Palafox Street (US Highway 29) and the Point of Beginning.

Exhibit A-3

Description
Palafox Expansion Community Redevelopment Area (CRA);
August 9, 2010

AND ALSO:

This description is intended solely for the purpose of identifying the Palafox Expansion Community Redevelopment Area referenced in this ordinance and is not intended to be used when conveying or otherwise defining interests in real property

Begin at the centerline intersection of Marseille Drive and Beverly Parkway (West Michigan Avenue); thence Southwesterly along the centerline of Beverly Parkway to the intersection of said centerline and the southerly extension of the Easterly lot line of Lot 1, Block 10, Crescent Lake Unit No. 3, Plat Book 5, page 7, thence Northerly along said extension to the Southwest corner of Lot 5, Block 10, thence in an Easterly direction along the Southerly lot lines of Lots 5, 6, 7, 8, 9, 10 and 13 of Block 10 to the West right-of-way line of Fairview Drive; thence Southerly to the intersection of the Westerly extension of the North line of Lot 2, Block 2, Crescent Lake Unit No. 2, Plat Book 5, page 1; thence Easterly along said extension and the North lot lines of Lots 2, 1, 30 and 29, Block 2 to the Southeast corner of Lot 6, Block 2; thence Northerly along the East line of Lot 6, Block 2 to the Northwest corner of the "Not Included" portion of said Crescent Lake Unit No. 2; thence Easterly along the North line of said "Not Included" portion to the West line of Lot 15, Block 2, Crescent Lake Unit No. 1, Plat Book 4, page 97; thence Southerly along the West lot line of Lot 15, Block 2, to the Southwest corner of Lot 15, Block 2; thence Easterly along the Southerly lot lines of Lots 15, 16, 17, 18, 19, 20, and 21 of Block 2 to the centerline of Clearwater Avenue, thence Southerly along the centerline of Clearwater Avenue to the intersection of the centerline and the Westerly extension of the North line of Lot 1, Block 1, Crescent Lake Unit No. 1; thence Easterly along said extension and North line of Lot 1, Block 1, to the centerline of Glass Drive; thence Northerly along the centerline of Glass Drive to the intersection of the Westerly extension of the North line of that parcel of land recorded in Official Record Book 6504 at page 661 (Property Reference No. 44-1S-30-2002-000-022); thence Easterly along the North line of that parcel and following the extension of that line East to the centerline of Pipeline Road; thence Southerly along the centerline of Pipeline Road to the Westerly extension of the North line of that parcel of land recorded in Official Record Book 4490 at page 1817 (Property Reference No. 44-1S-30-2000-000-005); thence Easterly along the North line and the extension of that line to the East to the West line of that parcel of land recorded in Deed Book 112 at page 421 (Property Reference No. 44-1S-30-1104-000-000); thence Northerly along the West line of said parcel to the Northwest corner of that parcel of land recorded in Official Record Book 6528 at page 1400 (Property Reference No. 44-1S-30-2000-002-004); thence Easterly along the North line of said parcel to the West right-of-way line of the Alabama & Gulf Coast Railroad; thence Southerly along said West right-of-way line to the intersection of the Westerly extension of the North line of that parcel of land recorded in Official Record Book 2595 at page 176 (Property Reference No. 44-1S-30-1500-000-001) and the West right-of-way line of the Alabama & Gulf Coast Railroad; thence Easterly along the extension and North line to the Northeast corner of that parcel; thence Southerly along the East line of that parcel to the Northwest corner of that parcel of land recorded in Official Record Book 4705 at page 34 (Property Reference No. 44-1S-30-1100-000-002); thence Easterly along the North line to the Northeast corner of that parcel; thence Southeasterly to the centerline intersection of Lookout Drive; thence Easterly along the centerline of Lookout Drive to the West right-of-way line of "W" Street; thence Southerly along the West right-of-way line of "W" Street to the Northwest corner of that parcel of land recorded in Official Record Book 3888 at page 553 (Parcel 1 - Property Reference No. 45-1S-30-4000-003-001); thence Easterly along the North line of that parcel to the Northeast corner of that parcel of land recorded in Official Record Book 3888 at page 553 (Parcel 2 - Property Reference No. 45-1S-30-4000-001-001); thence Southerly along the East line of that parcel to the centerline of West Michigan Avenue; thence Northeasterly along the centerline to the East right-of-way line of North Palafox Street; thence Southerly along the East right-of-way line of North Palafox Street to the South right-of-way line of Brent Lane; thence Northeasterly along the South right-of-way line of Brent Lane to the Westerly right-of-way line of the Louisville & Nashville Railroad; thence Southeasterly along the Westerly right-of-way line of the Louisville & Nashville Railroad to the Easterly extension of the North right-of-way line of Mason Lane; thence Westerly along the Easterly

Exhibit A-3

extension of the North right-of-way line of Mason Lane and the North right-of-way line of Mason Lane to the Easterly right-of-way line of Palafox Street (U.S. Hwy 29); thence Northwesterly along the Easterly right-of-way line of Palafox Street (U.S. Hwy 29) to the centerline intersection of Brent Lane and Beverly Parkway; thence Westerly along the centerline of Beverly Parkway and West Michigan Avenue to the Point of Beginning.

Exhibit A-3

Warrington Legal Description (Amended 2002)

Begin at the junction of the Navy Ditch Easement (just south of the northeastern boundary of NTTC Corry Station) and the eastern boundary of NTTC Corry Station; continue generally easterly along the easement, under New Warrington Road and Old Corry Field Road along the creek that leads to the shoreline of Bayou Chico, thence Meander along the west shoreline of Bayou Chico to the point where Jones Creek enters Bayou Chico and then generally westerly along the creek to the Old Corry Field Road centerline; thence southerly along the centerline of Old Corry Field Road to the center line of Wisteria Avenue; thence 300 feet easterly along the centerline of Wisteria Avenue; thence south to the centerline of Barrancas Avenue; thence west along the centerline of Barrancas Avenue to Line Oak Avenue; thence southerly along the centerline of Live Oak Avenue to Sunset Avenue; thence westerly along the centerline of Sunset Avenue to the western right-of-way line of Hallock Street thence 50 feet south and continue along the boundary of 502S30 7050-7-11, 140 feet to the shoreline of Davenport Bayou; thence meander along the northwest shoreline of Davenport Bayou to the centerline of Central Avenue right-of-way; thence westerly along the centerline of Central Avenue to the intersection of Second Avenue; thence south along the centerline of Second Avenue to the north boundary of Spinnaker Cove Planned Unit Development Plat as recorded in Plat Book 11, Page 96 in the records of Escambia County; thence southwestwardly approx. 346.58 feet to reference monument 839 as described on the plat as the centerline of First Street; thence south approximately 297.61 feet, along the length of the western boundary of Spinnaker Cove Plat to the shoreline of Bayou Grande; thence meander along the north shoreline and under the NAS Pensacola Bridge along the Bayou Grande shoreline until the Sunset Avenue Bridge; thence westerly along the centerline of Sunset Avenue to the west shoreline of Bayou Grande; thence meander south and then west along the Bayou Grande shoreline to a point lying directly south of the southwest corner of the vacated right-of-way of Winton Avenue (O.R. 288, Pg. 651); thence north on the bearing of the centerline of Winton Avenue to said southwest corner; thence northerly along the western boundary of said vacated right-of-way of Winton Avenue (O.R. 288, Pg. 651) to the southerly right-of-way of Selma Street; thence east along said southerly right-of-way of Selma Street to the centerline of Winton Street; thence northerly along the centerline of Winton Street to Grundy Avenue; thence westerly along the centerline of Grundy Street to Calhoun Street; thence northerly along the centerline of Calhoun Street to Gulf Beach Highway; thence westerly along the centerline of Gulf Beach Highway to Bainbridge Avenue; thence northeasterly along the centerline of Bainbridge Avenue to Eliasberg Street; thence easterly along the centerline of Eliasberg Street to South Fairfield Drive; thence northwesterly along the centerline of South Fairfield Drive to Jones Swamp Creek; thence easterly along the creek to New Warrington Road, continue along the western right-of-way line of New Warrington Road northward to the Doctor Farin Drive (Hwy.98) centerline and continue westerly along Doctor Farin Drive to the boundary of NTTC Corry Station; thence northward along the eastern boundary of said NTTC Corry Station to the point of beginning.